



20 February 2009

Ariel Development
Attn: Eitan Alon
3317 Third Avenue South
Seattle, WA 98134

Subject: Feasibility Study – 3100 Airport Way South

Dear Eitan:

We are pleased to provide you with the following feasibility study fee proposal for the site at the southwestern corner of the 3100 Airport Way South site in Seattle, Washington.

1. Project Vision

The goal is to maximize the allowable development of the lot with a building containing code required parking, retail and work lofts. Other uses will also be evaluated as part of this study.

2. Project Understanding

Site: The project site is located at 3100 Airport Way South. It is on the same site, but west of a building under construction and south of the existing Rainier Brewery building. It is currently occupied by storage tanks formerly used by the brewery. The project site area is approximately 29,000 square feet. The entire site is approximately 199,505 sf.

Zoning: The site zoned IG2U/85, is located within the Greater Duwamish (Manufacturing Industrial) Overlay and within a liquefaction zone. It also borders a potential slide hazard area. The site is subject to recent legislation that limits certain non-industrial uses in industrial zones.

Initial investigation into the property indicates that the existing is neither a City landmark nor listed on the National Register of Historic Places.

3. Scope of Work

Clark Design Group proposes the following services:

Meet with the Owner to review Owner provided data needed to start work, including geotechnical reports, surveys, title reports, utility information, environmental reports and any architectural work prepared by others;
Prepare a site analysis including building coverage, street classifications, site access, solar orientation, environmentally sensitive areas, adjacent site uses and site topography;

Clark Design Group PLLC

3100 Airport Way South Feasibility
Fee Proposal

page 1 of 2
20 February 2009



Prepare a zoning analysis, including permitted land use, permitted coverage, permitted buildable area, height restrictions, building setbacks requirements, circulation and parking requirements, open space, and landscape requirements; Meet with the Owner to review site analysis, zoning analysis, building program and to confirm the project objectives;
Prepare up to two alternative concepts with site plans, building massing, building areas and parking;
Review alternative building concepts with the Owner;
Make refinements to concept design based upon Owner review and input.

4. Fee Proposal

Clark Design Group proposes the following not-to-exceed fee of **\$1,500.00** for the architectural services described above.

Your signature below indicates acceptance of the scope of work and terms stated herein, and acts as our notice to proceed upon receipt of an executed copy. Please sign, maintain one for your records and return the other copy to our office.

It is a pleasure to have the opportunity to work with you again. We look forward to proceeding with this exciting project.

Respectfully,

A handwritten signature in black ink, appearing to read "W. Scott Clark".

W. Scott Clark, Partner

Clark Design Group PLLC

Accepted by:

A handwritten signature in black ink, appearing to read "Eitan Alon".

Eitan Alon, Ariel Development

2/20/2009
Date